

AVAILABLE Q4 2023



Unit 3E Gatwick Gate

Charlwood Road, Lowfield Heath, Crawley, RH11 0TG

**Industrial / Warehouse unit
in a prime location with
excellent access to Manor
Royal Business District,
Gatwick Airport and the M23**

9,917 sq ft
(921.32 sq m)

- To be refurbished
- Eaves height of 5.78m rising to 7.26m at the apex
- Male and female WCs
- Roller shutter door 5.11m x 4.87m
- Ground floor office / ancillary space
- Gas warm air blower
- 3 phase electricity
- Circa 10 Car parking spaces

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Summary

Available Size	9,917 sq ft
Rent	£125,000.00 per annum
Rates Payable	£4.78 per sq ft Interested parties are advised to make their own enquiries with the local authority.
Rateable Value	£92,500
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Location

The property is located on the Gatwick Gate Industrial Estate located to the south of Gatwick Airport, accessed from Charlwood Road off the roundabout with the A23 London Road.

Description

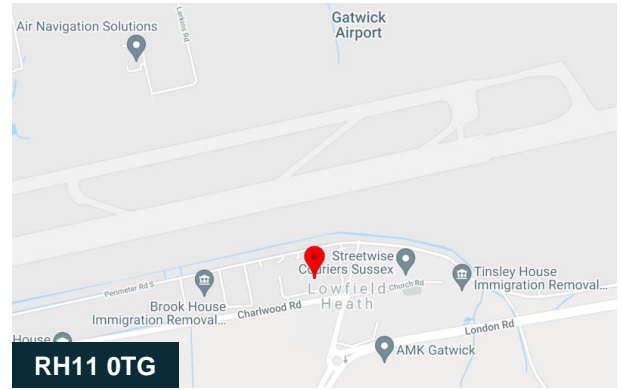
The property comprises an end of terrace warehouse unit with ground floor office / ancillary space, benefitting from a good eaves height, 3 phase electricity and good on-site car parking.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	9,917	921.32	Under Offer
Total	9,917	921.32	

Terms

The unit will be available to let on a new full repairing and insuring lease on terms to be agreed.



Viewing & Further Information



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